

**TRICHY UDC BRANCH**  
**COVERING LETTER TO SALE NOTICE**

Ref: SARF/S/2755 HEMA/2023-24

Date: 27.04.2023

To

i) MRS.HEMAVATHI B  
W/O SRI BALASUBRAMANIAN  
NO1/62 MALAIPATTI RAMJI NAGAR  
KALLIKUDY NORTH  
TRICHY 620 009

ii) MR. JAGANATHAN BALASUBBIRAMANI  
NO1/62 MALAIPATTI RAMJI NAGAR  
KALLIKUDY NORTH  
TRICHY 620 009

iii) MR.SARANKUMAR BALASUBRAMANI  
S/O BALASUBRAMANI  
NO. 1 62 MALAIPATTI RAMJI NAGAR POST  
K KALLIKUDI NORTH  
TRICHY 620 009

Dear Sir/Madam,

**Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

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As you are aware, I on behalf of **Canara Bank TRICHY UDC BRANCH** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **TRICHY UDC BRANCH** of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

**Authorised Officer, Canara Bank**

***ENCLOSURE – SALE NOTICE***

(A GOVERNMENT OF INDIA UNDERTAKING)

**TRICHY UDC BRANCH**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of TRICHY UDC BRANCH of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on 29.05.2023 for recovery of **Rs.31,84,238.49 (Rupees Thirty One Lakhs Eighty Four Thousand Two Hundred and Thirty Eight & Paise Forty Nine Only)** as on 26.04.2023 with further interest there on from 26.04.2023 + cost due to the TRICHY UDC BRANCH of Canara Bank from Borrowers MRS.HEMAVATHI B, MR. JAGANATHAN BALASUBBIRAMANI and MR.SARANKUMAR BALASUBRAMANI .

The reserve price will be **Rs.52,41,000/- (Rupees Fifty Two Lakhs Forty One Thousand Only)** and the earnest money deposit will be **Rs.5,24,100/- (Rupees Five Lakhs Twenty Four Thousand One Hundred Only)**. The Earnest Money Deposit shall be deposited on or before 26.05.2023 at 4 pm.

**Details and full description of the property(ies):**

All the parts and parcel of the property and residential building situated in Tiruchirappalli Registration District, Tiruchi 1 & 2 Joint Registrar's Office Srirangam Circle, Manikandam Panchayat Union and the said K. Kallikkudi (North), within the Panchayat limits the said Kallikkudi North Village Survey No. 7/7 has been sub-divided and new survey No.7/7 A. In 7/7A, 10 cents of land out of total 47 cents of land

Four Boundaries :

In the North : Land belonging to Mrs. Periyammal,

In the South : Malaipatti Kuttai Purampokku,

In the West : Land belonging to Mr. Raja,

In the East : Land belonging to Mr. Murugan

Included in this Land measuring 10 cents and including all irrigation drainage canals common to the said land.

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com) or may contact Authorised Officer, TRICHY UDC BRANCH, Canara Bank , Ph.No. 0431-2531588, 2533788/94890 45811 or Regional Office, Trichy (Ph No.0431-2415607/2419962/9489045899) during office hours on any working day.

Date: 27.04.2023

Authorised Officer

Place: TRICHY UDC

CANARA BANK

**DETAILS :**

1	Name and Address of the Secured Creditor	Canara Bank, Trichy UDC Branch 3/184, Tanjavur Main Road, Kattur, -620019
2	Name and Address of the Borrower/ Guarantor	<p>i) MRS.HEMAVATHI B W/O SRI BALASUBRAMANIAN NO1/62 MALAIPATTI RAMJI NAGAR KALLIKUDY NORTH TRICHY 620 009</p> <p>ii) MR. JAGANATHAN BALASUBBIRAMANI NO1/62 MALAIPATTI RAMJI NAGAR KALLIKUDY NORTH TRICHY 620 009</p> <p>iii) MR.SARANKUMAR BALASUBRAMANI S/O BALASUBRAMANI NO. 1 62 MALAIPATTI RAMJI NAGAR POST K KALLIKUDI NORTH TRICHY 620 009</p>
3	Total liabilities as on 26.04.2023	<b>Rs.31,84,238.49 (Rupees Thirty One Lakhs Eighty Four Thousand Two Hundred and Thirty Eight &amp; Paise Forty</b>

		<b>Nine Only</b> ) as on 26.04.2023 with further interest there on from 26.04.2023 + cost
4 a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/ 9444805621) Email - <a href="mailto:eauction@ccsl.co.in">eauction@ccsl.co.in</a>
c)	Date & Time of Auction :	Date : 29.05.2023 Time between 12.30 pm – 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction :	<a href="http://www.indianbankseaction.com">www.indianbankseaction.com</a>
5	Details of Properties:	All the parts and parcel of the property and residential building situated in Tiruchirappalli Registration District, Tiruchi 1 & 2 Joint Registrar's Office Srirangam Circle, Manikandam Panchayat Union and the said K. Kallikkudi (North), within the Panchayat limits the said Kallikkudi North Village Survey No. 7/7 has been sub-divided and new survey No.7/7 A. In 7/7A, 10 cents of land out of total 47 cents of land Four Boundaries : In the North : Land belonging to Mrs. Periyammal, In the South : Malaipatti Kuttai Purampokku, In the West : Land belonging to Mr. Raja, In the East : Land belonging to Mr. Murugan Included in this Land measuring 10 cents and including all irrigation drainage canals common to the said land
6 a)	<b>Reserve Price</b>	<b>Rs.52,41,000/- (Rupees Fifty Two Lakhs Forty One Thousand Only)</b>
b)	<b>EMD &amp; last date of deposit of EMD :</b>	<b>Rs.5,24,100/- (Rupees Five Lakhs Twenty Four Thousand One Hundred Only) &amp; 26.05.2023 till 4 pm</b>
7	<b>Other terms and conditions :</b>	
a)		Auction/bidding shall be only through “Online Electronic Bidding” through the website <a href="http://www.indianbankseaction.com">www.indianbankseaction.com</a> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
b)		The property can be inspected with prior appointment of Branch / Authorised Officer.
c)		The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d)	EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Regional Office OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No: <b>209272434</b> IFSC Code: <b>CNRB0002755</b> on or before 26.05.2023 <b>till 4.00 pm.</b>
e)	Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/9444805621) Email - eauction@ccsl.co.in
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26.05.2023, 4.00 PM, to Canara Bank, TRICHY UDC BRANCH, by hand or by email.  i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No. ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. iii) Bidders Name. Contact No. Address, E Mail Id. iv) Bidder's A/c details for online refund of EMD.
g)	The intending bidders should register their names at portal <b>www.indianbankseaction.com</b> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/9444805621) Email - eauction@ccsl.co.in
h)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
i)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of <b>Rs.10,000/-</b> (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
j)	The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale

	price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
k)	<b>For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.</b>
l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	In case, if any statutory dues is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not be held responsible for such dues.
n)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or TRICHY UDC BRANCH who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Manager, TRICHY UDC BRANCH, Ph.No 0431-2531588, 2533788/94890 45811 or Regional Office, Trichy (Ph No.0431-2415607/9489045899) e-mail id: cb2755@canarabank.com, OR the service provider M/s. CanbankComputerServicesLtd, Malleswaram, Bangalore-560003. (Contact.no 9480691777/ 8880531165/9444805621) Email - <a href="mailto:eauction@csl.co.in">eauction@csl.co.in</a>
<b><u>SPECIAL INSTRUCTION/CAUTION</u></b>	
Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully	

Place: TRICHY UDC

Date: 27.04.2023

AUTHORISED OFFICER

CANARA BANK